

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

July 6, 2015

1:30 P.M.

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Public Hearings:

Appeal #V150030

Applicant: Roy Crater  
Location: 3302 Lousma Dr. S.E. (Zoned I1)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows:

Zoning Code Section 90-893 Nonresidential Districts requires properties in this I-1 Light Industrial District to be a minimum of one (1) acre in area. The petitioner desires to split the existing 1.88 acre property into two lots, each being 0.94 acres in area. The requested variance is to create two properties of 0.94 acres, which is 0.6 acres below the minimum district requirement of 1 acre. P.P. #41-18-18-326-047

Tabled	_____	Closed	_____
Granted	_____	Denied	_____
Motion by	_____		
Seconded by	_____		
Yeas	_____	Nays	_____

Appeal #V150031

Applicant: Bill Sheldon  
Location: 4693 60th St. S.W. (Zoned ER1)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows:

Zoning Code Section 90-45 (1) Accessory Buildings requires accessory buildings to be constructed in the rear yard (behind the residence) in residential districts. The petitioner desires to construct a residence and detached accessory building on this property. The accessory building would be placed closest to 60th Street and in front of the residence. The requested variance is to allow the accessory building to be located in the front yard of the property. P.P. #41-17-31-351-026

Tabled	_____	Closed	_____
Granted	_____	Denied	_____
Motion by	_____		
Seconded by	_____		
Yeas	_____	Nays	_____

5. Public Comment:

6. New Business:

Appeal #V150033

Applicant: Chris Weller  
Location: 2499 28th St. S.W. (Zoned B-2)

Request: The petitioner requests three variances from the City of Wyoming Zoning Code as follows:

1. Zoning Code Section 90-895 Requirements for Special Uses requires a motor vehicle sales lot with an established building to have a minimum seven foot wide greenbelt in the front yard. The petitioner desires to establish a car lot with no greenbelt provided. The requested variance is to waive the required seven foot greenbelt.
2. Zoning Code Section 90-894 (5) Nonresidential Districts requires a six foot solid fence to be placed between a business zoned district and a residential zoned district. There exists an open woven wire fence between the subject B-2 General Business zoned property and the R-2 Single Family Zoned property to the north. The petitioner proposes to place privacy slats within the existing fence in lieu of the solid fence. The requested variance is to allow the alternative screening fence.
3. Zoning Code Section 90-647 (2) (a) Off Street Parking Facility Design requires all parking lots and vehicle storage areas to be paved with an asphalt or concrete binder, and shall be graded and drained so as to dispose of surface water which might accumulate. The petitioner proposes to establish a vehicle storage yard with a crushed asphalt or milling surface. The requested variance is to allow the alternative surface for the vehicle storage yard. P.P. #41-17-09-476-036

Appeal #V150034

Applicant: American Kendall Properties, LLC  
Location: 5101 Wilson Ave. S.W. (Zoned ER)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows:

Zoning Code Section 90-58 (2) a. Refuse Disposal requires apartment projects to provide dumpsters within 200 feet from the entrance to any building. The petitioner is constructing an apartment development that is proposed to have a single trash compacter serving the entire apartment project. The requested variance is to allow the single trash compacter in lieu of several dumpsters. P.P. #41-17-370-476-009

Appeal #V150035

Applicant: Postema Architects  
Location: 4992 Wilson Ave. S.W. (Zoned RO1)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows:

Zoning Code Section 90-893 Nonresidential Districts requires a commercial building to have a 30 foot setback from a rear property line. The petitioner is proposing to construct a commercial building that is shown to have up to a four foot rear yard setback. The requested variance is to allow up to a 26 foot reduction to the required 30 foot rear yard setback. P.P. #41-17-29-302-007